

**23 Everwoods Green SW**  
**Calgary, Alberta**

**MLS # A2292148**



**\$639,900**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,728 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Kitchen Island, Laminate Counters, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** N/A

Seller in Distress. For the past eight years my sellers have loved this home, loved Evergreen and specifically Everwoods Green. The centrepiece of this community is the ever popular green space and playground, ideal for the children to safely play or taking the family pet for a walk. The friendships and great memories remain but the warmth, and support will be missed. Now we are left with a wonderful home, looking for a new family to choose and further enjoy the inclusiveness and pride of this special portion of a very popular community. Our main &quot;Open concept&quot; floorplan is ideal for a comfortable family living and also for entertaining guests. Rich laminate flooring, modern stainless steel appliances, a breakfast bar and kitchen with eating area, are adjacent to your comfortable living room complimented by a tiled front gas fireplace. The fridge and dishwasher 2025. But wait, your family may prefer to relax in the large upper Bonus room that has the convenience of a corner office. Three bedrooms up with a modern four piece ensuite along with a walk-in closet in the Primary bedroom. Other features include main floor laundry, a railed back deck with stair access to the fully fenced, east facing backyard. You are located on a quiet street with close proximity to public transportation, access to major thoroughfares but far enough away that traffic volume and noise are not an issue. Other major upgrades include new siding and roof in 2022. Google Nest keypad, camera and thermostat and Wifi enables garage door. Shopping, schools, restaurants, grocery stores, churches, walking paths and playgrounds, all in close proximity. We&quot;re presenting the home that could be perfect for your family. Call your realtor and book a showing.